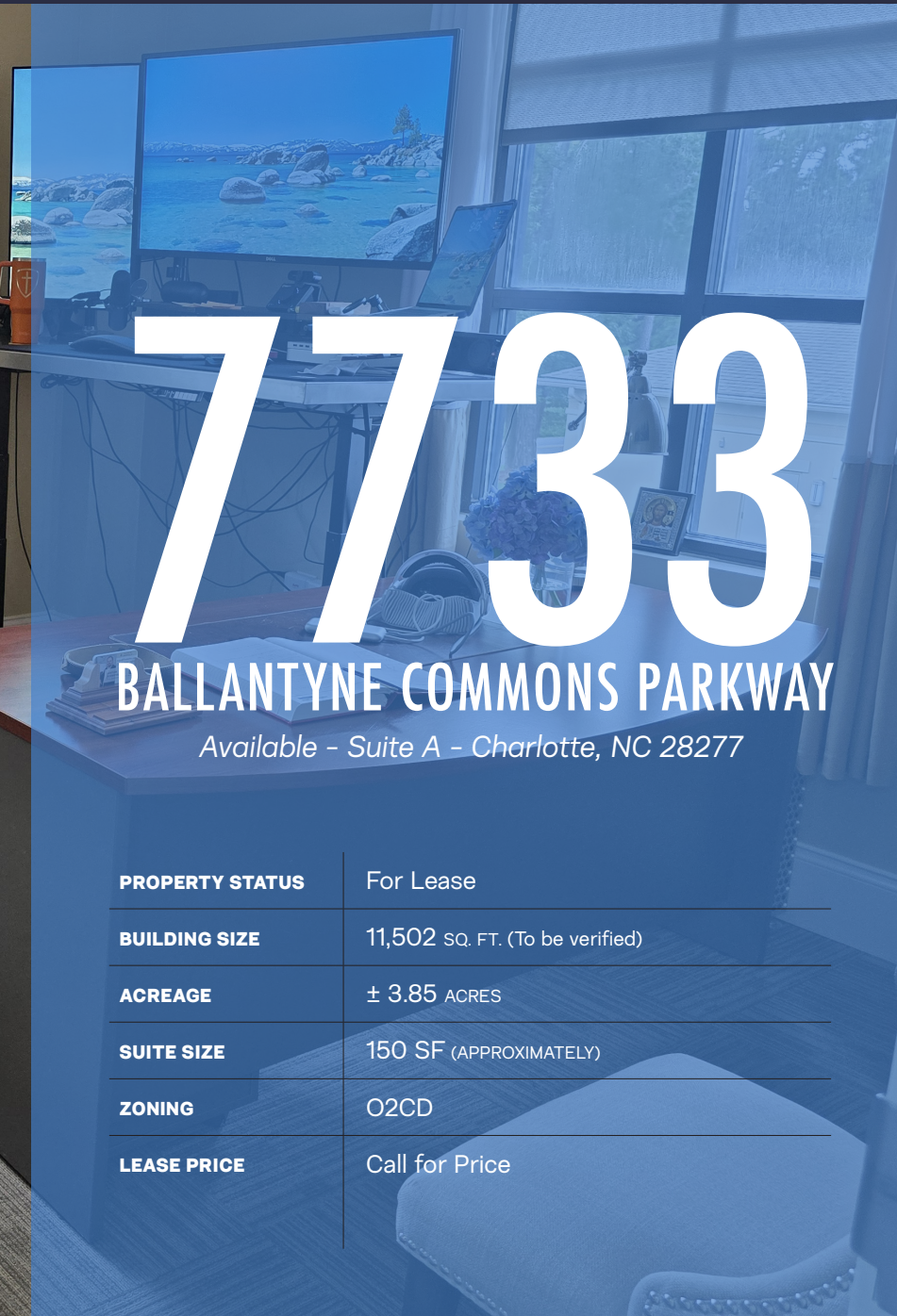


Keyman Office | For Lease

Connect to Commercial Real Estate™



7733

BALLANTYNE COMMONS PARKWAY

Available - Suite A - Charlotte, NC 28277

PROPERTY STATUS	For Lease
BUILDING SIZE	11,502 SQ. FT. (To be verified)
ACREAGE	± 3.85 ACRES
SUITE SIZE	150 SF (APPROXIMATELY)
ZONING	O2CD
LEASE PRICE	Call for Price



Private professional one-person upscale suite with windows for natural lighting. Located on the second floor, elevator served with convenient break room area, elegant conference room for the tenants to reserve, Wi-Fi is provided, and 24/7 access with security door locks. This beautiful business park is less than a block off Rea Road located on Ballantyne Commons Parkway, and less than 20 minutes to Indian Land. Located in a safe area and surrounded by shopping and restaurants.



Front of Building.



Ballantyne Village Shopping Center

Just 12 minutes from 7733 Ballantyne Parkway, Ballantyne Village shopping center has chic clothing boutiques and jewelry stores. There are a number of casual Italian, Southern and Asian restaurants, as well as cafes and burger joints. Small parks and ponds dot the neighborhood and the Ballantyne hotel has a public 18-hole golf course. (Google)



Blakeney Village

Dedicated to shopping, dining and entertainment, this unique community has it all: a centerpiece Village Green and stage for outdoor events and social gatherings, a splash pad and play area for kids, and the most extensive variety of boutiques, shops, restaurants, and services for miles around. Blakeney Village is located at the intersection of Rea and Ardrey Kell Road in Charlotte, NC., just minutes from Ballantyne with easy access to I-485, and 4 minutes from 7733 Ballantyne Commons Parkway. (shopblakeney.com)



Stonecrest Shopping Center

StoneCrest at Piper Glen is a favorite shopping, dining and lifestyle destination center located in the heart of Ballantyne, in Charlotte, NC. There is a wonderful mix of retail, restaurants and entertainment in an open-air environment pulsing with style and energy. Families enjoy the expansive open space, quaint, relaxing courtyards, seasonal events, and the convenience of having the best shops and restaurants in one exquisite location. (shopstonecrest.com)



**STONECREST
AT PIPER GLEN**

REGAL

Wendy's Starbucks Jersey Mike's

Chick-fil-e CVS

crumbl cookies Michaels

GNC target Harris Teeter

FIRE BIRDS PB MARBLE SLR CREAMERY THE OFFICE

ilios crafted | greek **FIFTH THIRD**

**STONECREST
PROFESSIONAL
CENTER**

7733

**CAMFIELD
CORNERS**

planet fitness goodwill Family Dollar

Hungry Howie's PLANNED CRUST PIZZA TOKYO OBI

KING TIGER TAE KWON DO

**THE VILLAGE AT
ROBINSON
FARM**

HAWTHORNE'S NY PIZZA & BAR 42

pure barre Nationwide

FAMOUS TOASTERY BRADSHAW

SHERWIN WILLIAMS PIPER GLEN TAILORS





Population

1 MILE RADIUS	7,095 people
3 MILE RADIUS	53,087 people
5 MILE RADIUS	145,269 people



Households

1 MILE RADIUS	6,293 households
3 MILE RADIUS	29,972 households
5 MILE RADIUS	83,481 households



Average Household Income

1 MILE RADIUS	\$33,329
3 MILE RADIUS	\$42,268
5 MILE RADIUS	\$83,481



Workforce Density

1 MILE RADIUS	2,584 employees
3 MILE RADIUS	24,559 employees
5 MILE RADIUS	70,631 employee



Traffic Volume

24,000 vehicles per day



Signage going into Ballantyne Community.



Common Areas



Break Area



Conference Room



Waiting Area



Suite A





7733

BALLANTYNE COMMONS PARKWAY

For more information on lease opportunities and to schedule a tour, please contact:

Hershel Fogleman

(704) 617-1654

hfogelman@boundarycre.com



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